



File Ref: W-616412

The Old Tavern

Blackberry Hill, Stapleton, Bristol BS16 1DB



Tenure
To Let

Price
Nil Premium

- Free of tie lease
- Two distinct trade areas
- Trade garden & car park
- Large owner's accommodation
- Popular residential suburb



Kevin Conibear

Divisional Director -
Head of Urban Markets

☎ 0117 923 8090

✉ kevin.conibear@fleurets.com

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Location

The Old Tavern is located at the top of Blackberry Hill, a residential suburb approximately three miles to the north east of Bristol city centre. The property is opposite UWE Glenside campus and within walking distance of Blackberry Hill NHS hospital. There are a number of new residential developments in the area adding to the existing housing stock. The Old Tavern is the only pub in the area with the nearest competition concentrated in Fishponds.

Description

The property was first constructed in the 18th century being detached and constructed of stone under pitched roof set mainly over two storeys with side extensions. There are two trade areas with one central bar servery on ground floor. A separate smaller trade area has previously been used to offer take away café food and beverages. The first floor includes substantial manager's accommodation with six bedrooms, kitchen and bathroom. There is an external trade area set between buildings and a car park with space for six cars. Additional street parking is available.



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Trade

The premises have previously been operated under a lease therefore no accounts are available. The proximity to UWE Glenside present the opportunity to target a specific demographic. The growth in residential development in the area provides further options to develop trade. There is the opportunity to introduce a food trade with the added benefit of an external trade areas car park to attract custom.

Please note the Old Tavern is closed and in need of some renovation and redecoration. The freeholder will consider investment and incentives.

Accommodation

Ground Floor

The main entrance leads to the bar with steps up to a second room that has previously included a music stage. The trade areas include a fireplace place and have wood and carpeted floors with customer toilets leading off. Behind the bar servery is a trade kitchen and a number of storage rooms. The trade kitchen leads to a separate servery which has been used in the past to offer café food and beverages either for consumption onsite or as take away. Above the café takeaway is a room which could be uses as customer seating.

First Floor

Arranged to provide owner's accommodation, offering a kitchen, bathroom and six bedrooms.

Basement

A large beer cellar is accessible from the main bar area.

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Tenure

A new free of tie lease is available. Terms to be negotiated. The guide rent is £25,000 per annum.

Planning & Development

Please note this property is Grade II Listed and lies within a conservation area.

Required Capital

Applicants must be able to demonstrate a minimum capital of £25,000 to cover the purchase of the Landlord's inventory, stock and glassware at valuation, pay one quarter's rent and insurance and also cover legal fees, Stamp Duty and working capital. A deposit will be required equivalent to three months' rent including an amount equivalent to VAT.

Application Procedure

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application please contact Fleurets West & South Wales office on 0117 923 8090 or email bristol@fleurets.com

Additional Information

- i) The lessee will be responsible for a contribution toward the Landlord's reasonable legal costs.
- ii) All costs quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Licence

A premises licence prevails, the main licensable activities being:

Sale of alcohol:

Monday to Saturday 10:00am - 11:00pm
Sunday 12:00pm - 10:30pm

Live Music and Dance:

Monday to Saturday 10:00am - 11:00pm
Recorded Music:
Monday to Saturday 10:00am - 11:00pm



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Business Rates & Council Tax

The property is in an area administered by Bristol City Council. The 2017 Rateable Value has been assessed at £14,500.

Tapered rates relief might apply to this property.

N.B. No business rates will be paid in the tax year 2020-21

The domestic accommodation is within Band B for council tax purposes.

EPC

The property has an EPC rating of C.

Services

We are advised that the premises are connected to all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Viewing

Viewing strictly by appointment only through Fleurets West & South Wales office on 0117 923 8090.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

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- ▶ Market Intelligence
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- ▶ Taxation, CPO, Consultancy & Litigation
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Our Regions



London

☎ 020 7280 4700
✉ london@fleurets.com



Midlands

☎ 0121 236 5252
✉ birmingham@fleurets.com



North West

☎ 0161 683 5445
✉ manchester@fleurets.com



North

☎ 0113 234 0304
✉ leeds@fleurets.com



West & South Wales

☎ 0117 923 8090
✉ bristol@fleurets.com



South

☎ 01273 429500
✉ brighton@fleurets.com



East

☎ 01223 402600
✉ cambridge@fleurets.com



Scotland

☎ 020 7280 4700
✉ scotland@fleurets.com